



Village of Hampshire
Planning & Zoning Commission Meeting
Thursday, January 22, 2024 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. A Motion to Approve the Meeting Minutes from November 13, 2023
4. Old Business
5. New Business
 - a. Adoption of 2024 Planning & Zoning Commission Meeting Schedule
 - b. Discussion Regarding Proposed Text Amendments to Zoning Ordinance
6. Public Comments
7. Announcements
8. Adjournment

Public Comments: The Board will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Village President may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.

Meeting Minutes

Village of Hampshire
234 S. State Street
Hampshire, IL 60140

Call to order

A meeting of Zoning and Planning commission was held at Village Hall on 11/13/23 at 7:01pm.

Attendees

Attendees included were Chairman B. Mroch, commissioners L. Rapach, B. Rossetti, G. Duchaj, R. Frillman, and A. Neal.

Members not in attendance

S. McBride was not in attendance.

Approval of minutes

A motion to approve the meeting minutes from October 23, 2023 was made by A. Neal, seconded by R. Frillman, with a vote of 5 aye, 0 nay. Motion carried.

New Business

5(a) - A public hearing regarding a Petition for Text Amendment Regarding Regulations for Outdoor Lighting in the Village was opened at 7:02pm. A court reporter was present and took record of public comments. The public hearing closed at 7:16pm.

5(b) - A motion to Recommend a Petition for Text Amendment Regarding Regulations for Outdoor Lighting in the Village with the change of striking Festoon lighting from section 6-3-16, C-2 and adjusting the shielding per item 4 was made by A. Neal, seconded by G. Dujach, with a vote of 4 aye, 1 nay. Motion carried.

5(c) - A motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees was made by A. Neal, seconded by G. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

Public Comment

No one signed up for public comment.

Announcements

There were no announcements.

A motion to adjourn the meeting at 7:24pm was made by A. Neal, seconded by G. Dujach, with a vote of 5 aye, 0 nay.

Secretary

Date of approval



EMBRACE OPPORTUNITY
HONOR TRADITION

ANNUAL SCHEDULE OF PLANNING & ZONING COMMISSION MEETING DATES FOR 2024

<u>Meeting Date</u>	<u>Meeting Time</u>	<u>Meeting Location</u>
January 8, 2024	7:00 p.m.	Village Hall
January 22, 2024	7:00 p.m.	Village Hall
February 12, 2024	7:00 p.m.	Village Hall
February 26, 2024	7:00 p.m.	Village Hall
March 11, 2024	7:00 p.m.	Village Hall
March 25, 2024	7:00 p.m.	Village Hall
April 8, 2024	7:00 p.m.	Village Hall
April 22, 2024	7:00 p.m.	Village Hall
May 13, 2024	7:00 p.m.	Village Hall
May 27, 2024	7:00 p.m.	Village Hall
June 10, 2024	7:00 p.m.	Village Hall
June 24, 2024	7:00 p.m.	Village Hall
July 8, 2024	7:00 p.m.	Village Hall
July 22, 2024	7:00 p.m.	Village Hall
August 12, 2024	7:00 p.m.	Village Hall
August 26, 2024	7:00 p.m.	Village Hall
September 9, 2024	7:00 p.m.	Village Hall
September 23, 2024	7:00 p.m.	Village Hall
October 14, 2024	7:00 p.m.	Village Hall
October 28, 2024	7:00 p.m.	Village Hall
November 11, 2024	7:00 p.m.	Village Hall
November 25, 2024	7:00 p.m.	Village Hall
December 9, 2024	7:00 p.m.	Village Hall
December 23, 2024	7:00 p.m.	Village Hall



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireil.org

Agenda Supplement

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on January 22, 2024
RE: Text/Map Amendment - Zoning District Consolidation

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that consolidating certain zoning districts and identifying the purpose of each zoning district will better guide future development in the Village in a sound and orderly manner.

Analysis: The Village currently has twenty-one (21) zoning districts, of which three (3) of the districts have no properties zoned for. Additionally, none of the twenty-one (21) zoning districts have established purposes.

Village staff opines that twenty-one (21) zoning districts is exorbitant. Village staff desires to consolidate certain zoning districts and establish purposes for each. The table below provides Village staff's recommendation on the consolidated district and general purpose of each district:

Existing Zoning District	New Zoning District	General Purpose
E-1, E-2, E-3, F-1	E	Estate-like Residential (extremely large single lots)
R-1	No Change	Large-Single Family Residence Lots
R-2	No Change	Small-Single Family Residence Lots
R-3	No Change	Duplex/Attached Single-Family Residence Lots
R-4	No Change	Multifamily Lots (Townhomes, Apartments, Condos, etc.)
B-1, B-2	B-1	Neighborhood Commercial
B-3	B-2	Corridor Commercial
B-4	B-3	Auto-Oriented Commercial (Gas Stations, Car Sales, Car Repairs, etc.)
HC	HC	Highway Corridor Commercial
M-1, O-M	M-1	Limited/Light Industrial/Manufacturing
M-2, M-3	M-2	Heavy Industrial/Manufacturing

Existing Zoning District	New Zoning District	General Purpose
O-R	No Change	Office-Research Campus
Rural Residential	Eliminate	
Rural Business	Eliminate	
Recreational	Eliminate	

The following are the proposed purposes of each the proposed zoning district designation that would be incorporated and codified within the Village’s Municipal Code if approved.

E: The purpose of the E - Estate district is to provide for low-density single-family residence, farming/agriculture and other compatible uses on large, unsubdivided lots.

R-1: The purpose of the R-1 - Large-Single Family Residence district is to provide for low-density single-family residential developments and other compatible uses on large, subdivided lots.

R-2: The purpose of the R-2 - Small-Single Family Residence district is to provide for low- to mid-density single-family residential developments and other compatible uses on small, subdivided lots.

R-3: The purpose of the R-3 - Duplex/Attached Single-Family Residence district is to provide for mid- to high-density single-family duplex/attached residential developments and other compatible uses on small, subdivided lots.

R-4: The purpose of the R-4 - Multifamily Residence district is to provide for mid- to high-density multifamily residential developments such as townhomes, rowhomes, apartments, condominiums and other compatible uses.

B-1: The purpose of the B-1 - Neighborhood Commercial district is to provide and accommodate retail, specialty shops, business and professional offices, restaurants, and civic uses characteristic of a traditional downtown area.

B-2: The purpose of the B-2 - Corridor Commercial district is to provide and accommodate retail and services uses that are consumed by a larger population. This district is located along major roadways, such as IL-72, US-20, and Allen Rd.

B-3: The purpose of the B-3 - Auto-Oriented Commercial district is to provide and accommodate auto-oriented uses.

HC: The purpose of the HC - Highway Corridor Commercial district is to provide and accommodate motorist-oriented uses near and along the Interstate 90 interchange.

M-1: The purpose of the M-1 - Limited Industrial-Manufacturing district is to provide and accommodate low-intensity industrial, manufacturing, warehousing, and research facilities with minimal impacts on neighboring properties.

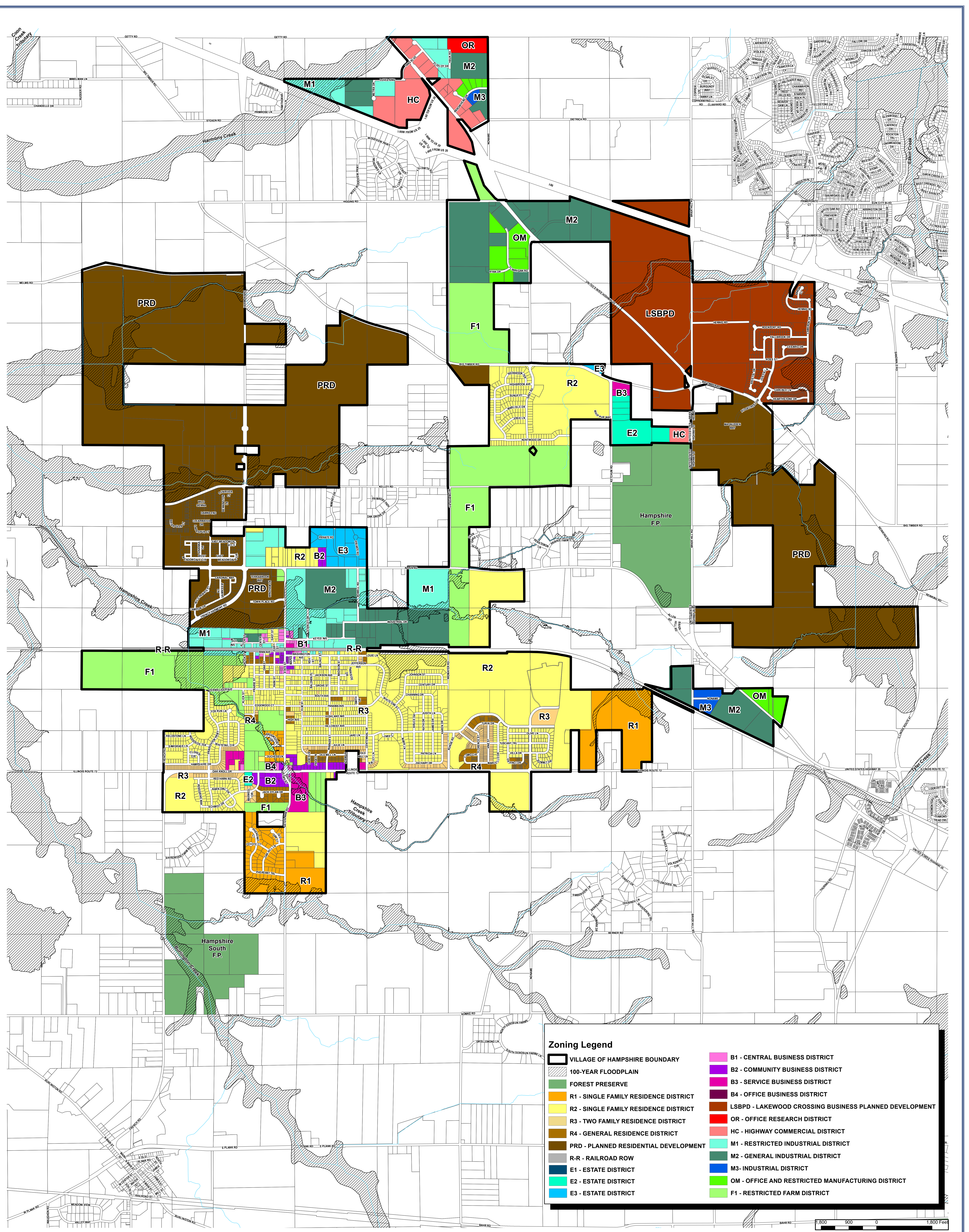
M-2: The purpose of the M-2 - Heavy Industrial-Manufacturing district is to provide and accommodate high-intensity industrial, manufacturing, warehousing, and research facilities with the potential for impacts on neighboring properties.

O-R: The purpose of the O-R - Office Research district is to provide and accommodate high density offices and research developments on large lots with minimal impacts on neighboring properties.

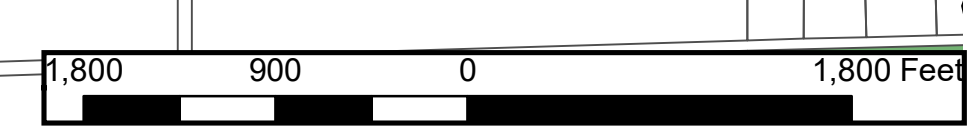
Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed zoning consolidation and purposes.

Exhibits:

1. Village of Hampshire - Zoning Map
2. Village of Itasca - Zoning Map



Zoning Legend	
	VILLAGE OF HAMPSHIRE BOUNDARY
	100-YEAR FLOODPLAIN
	FOREST PRESERVE
	R1 - SINGLE FAMILY RESIDENCE DISTRICT
	R2 - SINGLE FAMILY RESIDENCE DISTRICT
	R3 - TWO FAMILY RESIDENCE DISTRICT
	R4 - GENERAL RESIDENCE DISTRICT
	PRD - PLANNED RESIDENTIAL DEVELOPMENT
	R-R - RAILROAD ROW
	E1 - ESTATE DISTRICT
	E2 - ESTATE DISTRICT
	E3 - ESTATE DISTRICT
	B1 - CENTRAL BUSINESS DISTRICT
	B2 - COMMUNITY BUSINESS DISTRICT
	B3 - SERVICE BUSINESS DISTRICT
	B4 - OFFICE BUSINESS DISTRICT
	LSBPD - LAKEWOOD CROSSING BUSINESS PLANNED DEVELOPMENT
	OR - OFFICE RESEARCH DISTRICT
	HC - HIGHWAY COMMERCIAL DISTRICT
	M1 - RESTRICTED INDUSTRIAL DISTRICT
	M2 - GENERAL INDUSTRIAL DISTRICT
	M3 - INDUSTRIAL DISTRICT
	OM - OFFICE AND RESTRICTED MANUFACTURING DISTRICT
	F1 - RESTRICTED FARM DISTRICT



Engineering Enterprises, Inc.
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 (630) 466-6700
 www.eeiweb.com

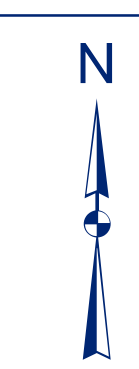


Village of Hampshire
 234 South State Street
 P.O. Box 457
 Hampshire, IL 60140-0457
 www.hampshireil.org

DATE: MAY 2023
 PROJECT NO.: HA2005
 BY: MJT
 PATH: H:\GIS\PUBLIC\HAMPSHIRE\HA2005\Zoning Overall
 FILE: Zoning Overall MXD

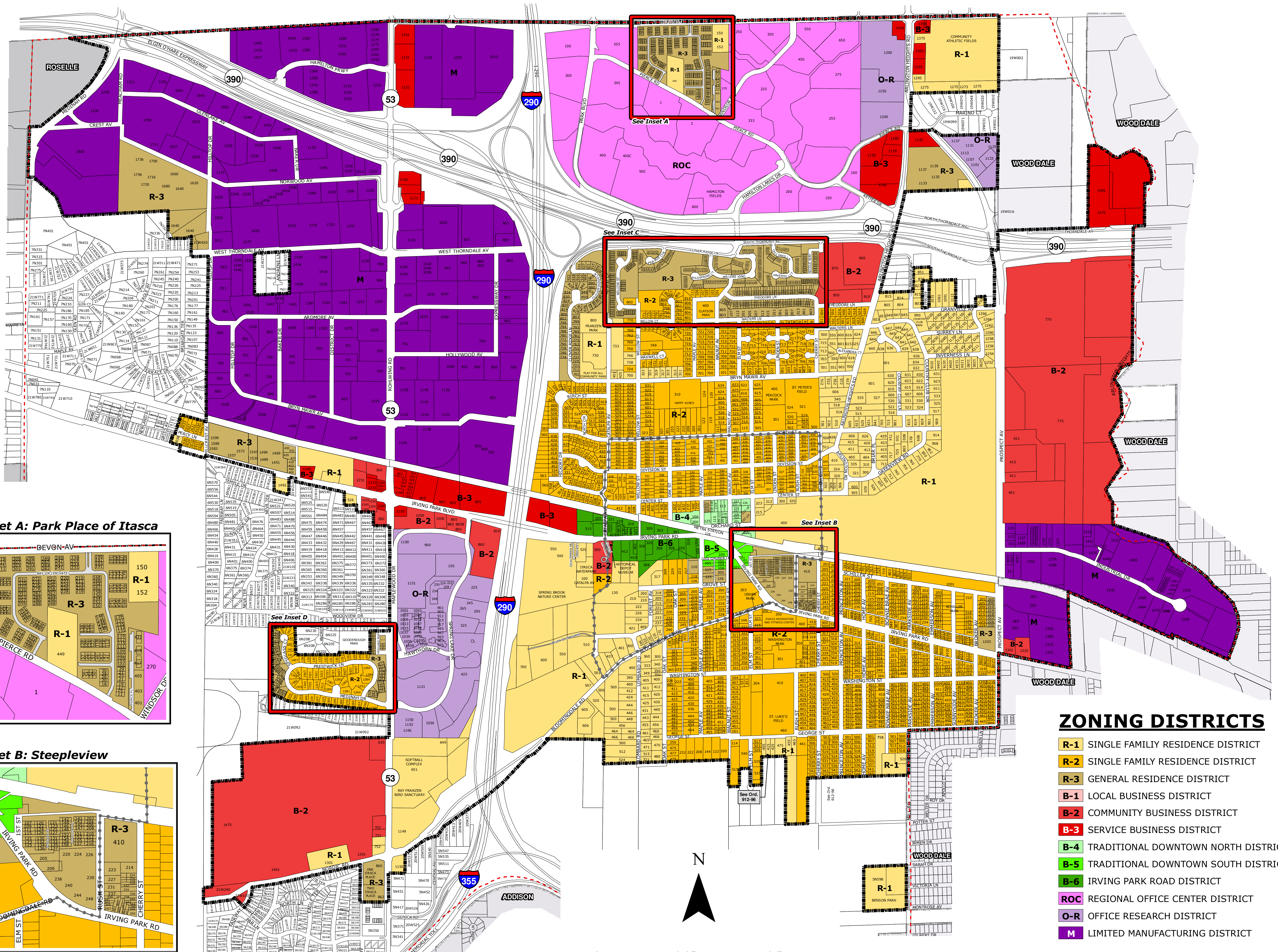
2023 ZONING MAP

VILLAGE OVERALL ZONING MAP

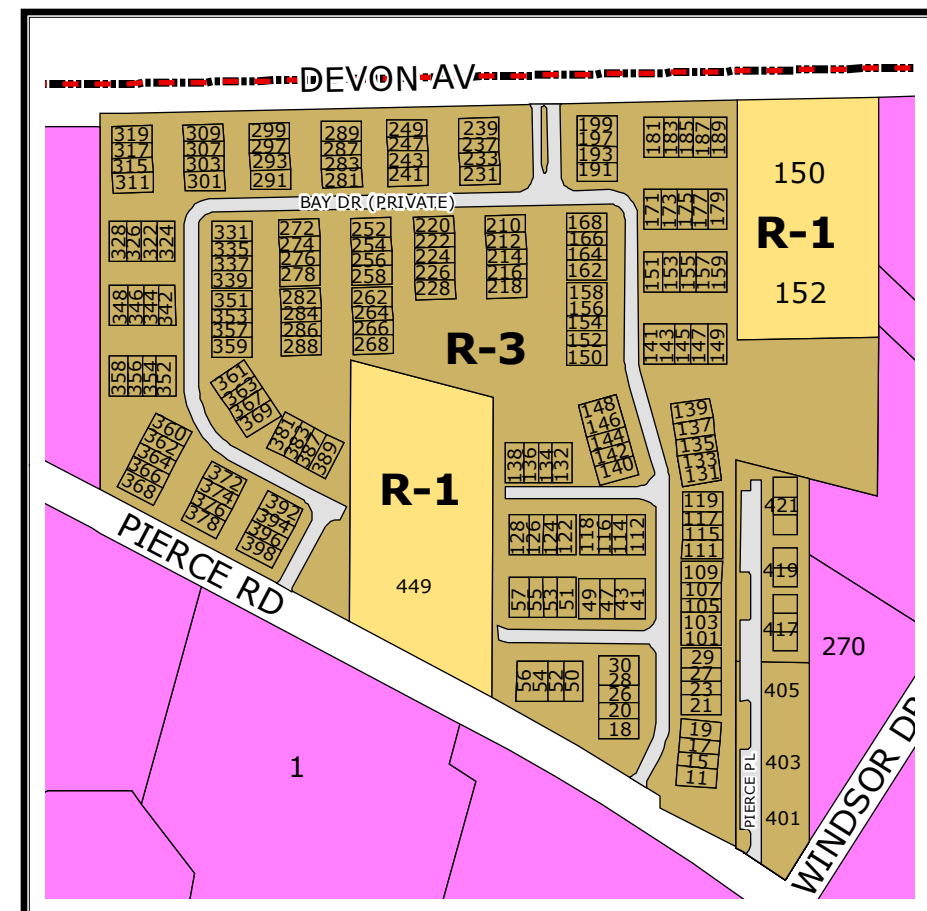


VILLAGE OF ITASCA, ILLINOIS

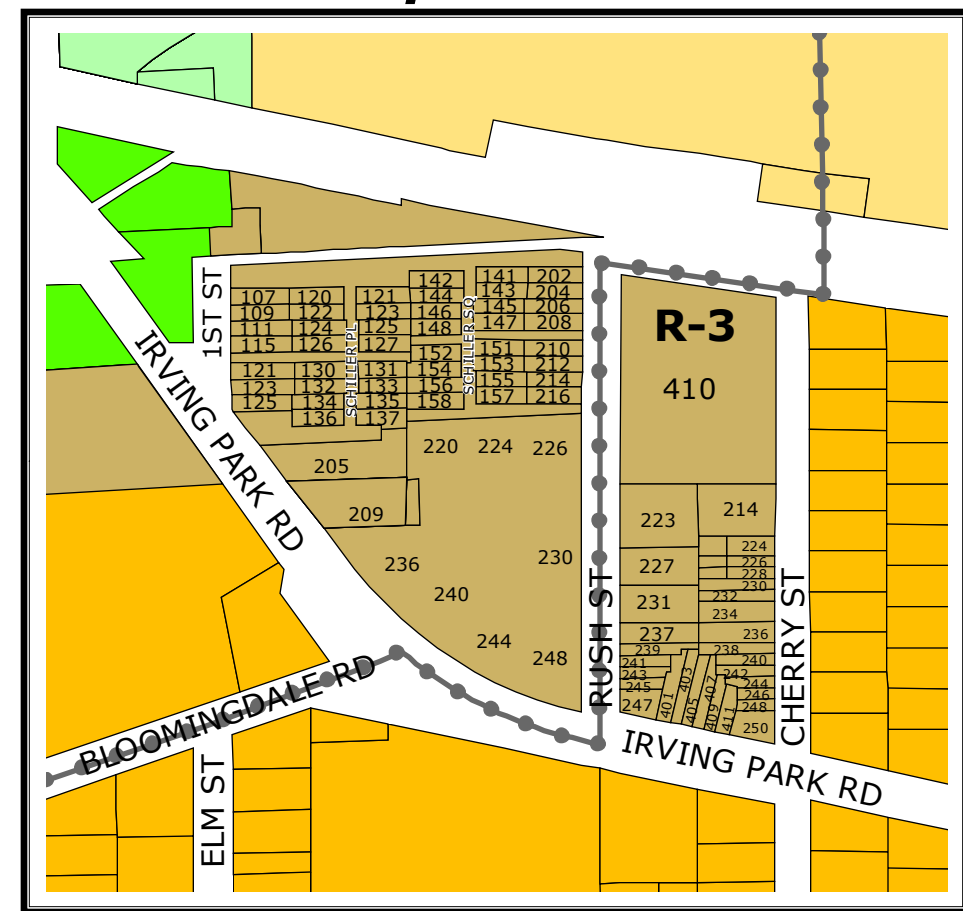
2022 OFFICIAL ZONING MAP



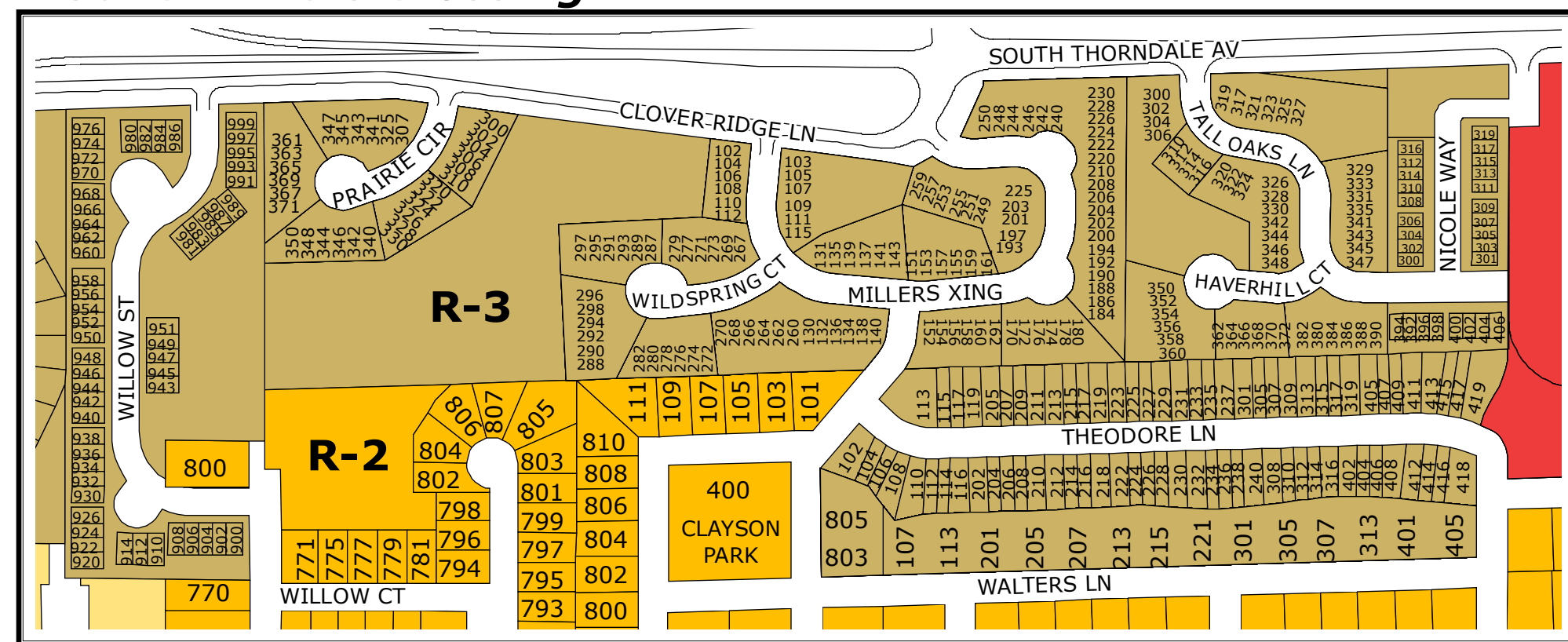
Inset A: Park Place of Itasca



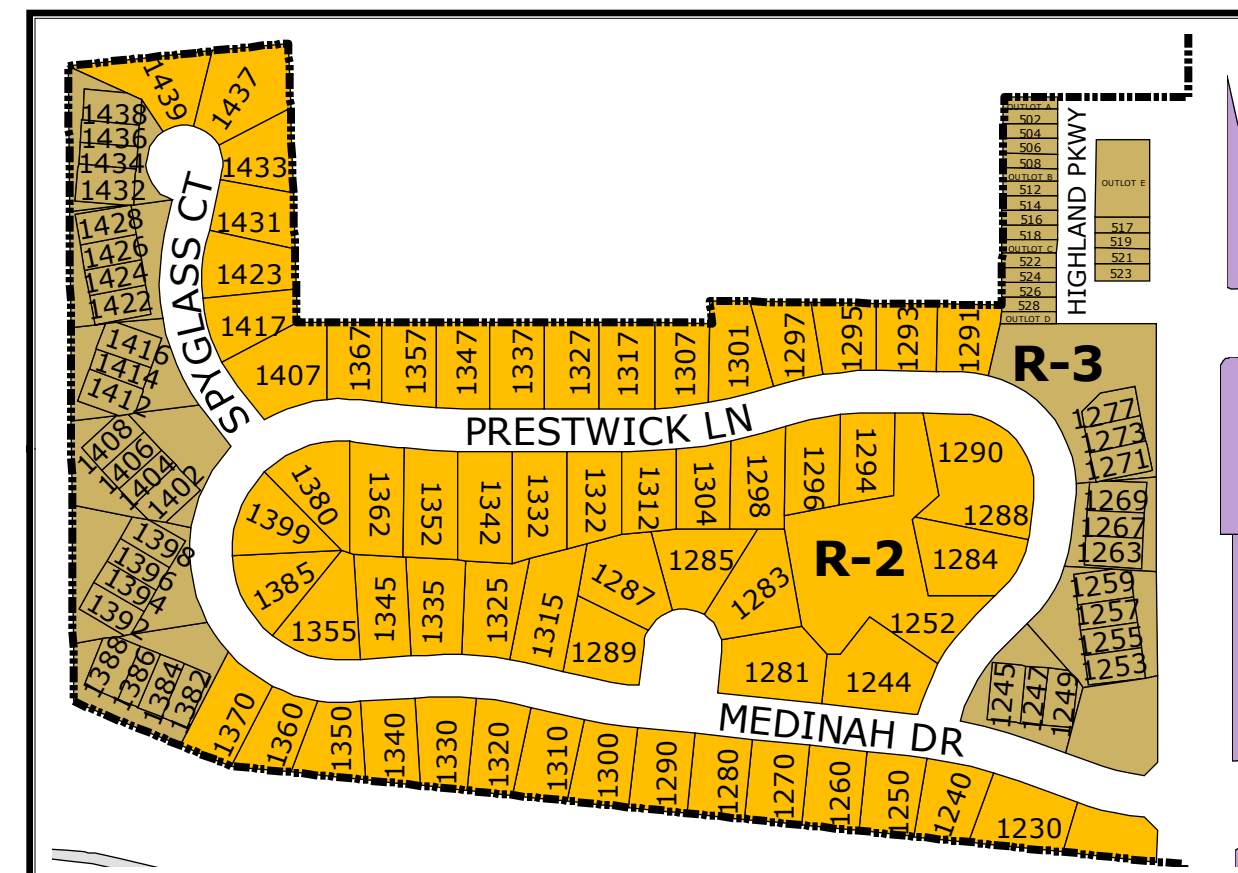
Inset B: Steepleview



Inset C: Millers Crossing



Inset D: Medinah Woods



ZONING DISTRICTS

- R-1** SINGLE FAMILY RESIDENCE DISTRICT
- R-2** SINGLE FAMILY RESIDENCE DISTRICT
- R-3** GENERAL RESIDENCE DISTRICT
- B-1** LOCAL BUSINESS DISTRICT
- B-2** COMMUNITY BUSINESS DISTRICT
- B-3** SERVICE BUSINESS DISTRICT
- B-4** TRADITIONAL DOWNTOWN NORTH DISTRICT
- B-5** TRADITIONAL DOWNTOWN SOUTH DISTRICT
- B-6** IRVING PARK ROAD DISTRICT
- ROC** REGIONAL OFFICE CENTER DISTRICT
- O-R** OFFICE RESEARCH DISTRICT
- M** LIMITED MANUFACTURING DISTRICT

LEGEND

- ULTIMATE PLANNING AREA LIMITS
- VILLAGE LIMITS
- PARCEL
- INSET
- HISTORIC DISTRICT
- PRIVATE ROADS

OFFICIAL ZONING MAP OF ITASCA, IL

Approved: President Jeffrey Pruy

Attest: Jodi Condi, Village Clerk

ORDINANCE: 2009-22

DATE: March 2022

AMMENDED:



Village of Itasca
550 W. Irving Park Rd.
Itasca, IL 60143
630.773.0835
www.itasca.com